

Checked on January 8th, 2026 by RLK, MBL

BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

MAP OF RESURVEY, LOT SPLIT AND CONSOLIDATION OF

PPN 30-012940

Chase Crook

15445 Moseley Road and

PPN 30-073800 and PPN 30-095750

Timothy S. Crook

15465 Moseley Road

DEEDS OF RECORD

Volume 2172, Page 1442 and

Volume 1797, Page 3282,

Parcels 1 and 2

MOSELEY ROAD
(TR-49, Section A, 45 feet wide)

Section N
60 feet wide
CLAY STREET
(aka Copley Road, CH37)

Section M
60 feet wide
CLAY STREET
(aka Copley Road, CH37)



○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
c -Denotes calculated measurement r -Denotes record measurement
d -Denotes dead measurement p -Denotes plat measurement
o -Denotes observed measurement u -Denotes used measurement
m -Denotes measured distance fd -Denotes found monument
PN -Denotes permanent parcel number INST -Denotes instrument number
DN -Denotes document number AFN -Denotes automatic file number
C -Denotes centerline R/W -Denotes right-of-way (margin)
L -Denotes lot line R -Denotes property line
BCSU -Denotes monument found bent, coned, straightened and used
BCO -Denotes monument found bent, coned and observed
POB -Denotes point of beginning MP -Denotes "measured perpendicularly" aka -Denotes "also known as" fka -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail

GCRD -Denotes "Gauga County Records and Deeds"
GCER -Denotes "Gauga County Engineer's Records"
GCER1934 -Denotes "GCER 1934 Improvement Plans"
OH -Denotes "Overhang"

ZONING INFORMATION

R-5 Residential 5 acres District

- 403.4 Minimum Lot Area
The minimum lot area shall be five (5) acres.
- 403.5 Minimum Lot Frontage
The minimum lot frontage shall be three hundred (300) feet.
The minimum lot frontage for a lot located on the arc of a permanent cul-de-sac shall be sixty (60) feet.
- 403.6 Minimum Lot Width
The minimum lot width shall be three hundred (300) feet.
- 403.7 Minimum Yards
A. The minimum yards for all buildings, structures, and uses, except accessory buildings, structures and uses shall be as follows:
1. Front yard: 100 feet from the road right-of-way
2. Each side yard: 30 feet
3. Rear yard: 30 feet
B. The minimum yards for all accessory buildings, structures, and uses shall be as follows:
1. Front yard: 100 feet from the road right-of-way
2. Each side yard: 20 feet
3. Rear yard: 15 feet

Contact Information:
Noel Sivertsen, Zoning Inspector
Phone: (440) 298-1445
Email: thompsonzoning@windstream.net



This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying

(440) 286-2131

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven H. Bessner, P.E. Ohio #0205
By: SNR Date: 01/14/2026

26-011

ZONING APPROVAL

This resurvey, Lot Split and Consolidation of Lots complies with the applicable Thompson Township Zoning Resolution.

This day of 2026.

and is accepted by:

Signed
Printed
Noel Sivertsen,
Thompson Township Zoning Inspector

I certify to:

Timothy S. Crook and Chase Crook

that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD83, GRS80, GEOID18). Distances are based on US Survey Foot Conversion (feet with decimal parts). The above certification is intended only to those parties named herein, and is valid only when accompanied by an original signature below. In accordance with the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown hereon. No liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of this survey.

Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this
2nd day of January, 2025.
For any conflict resulting
from electronic certifications
please refer to ORC Section
1306.06, Electronic record
or signature satisfies legal
requirements.



SURVEYOR'S CERTIFICATION

Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

DBK MAP 1444 2026

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying
 (440) **286-2131**
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com 

0.849 ACRE LOT SPLIT

Deed of Record:

Permanent Parcel Number (PPN) 30-012940

Chase Crook

Volume 2172, Page 1442

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 6 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin with a 2" aluminum cap in epoxy found at the centerline intersection of Clay Street (also known as Copley Road, County Highway 37, Sections M-N) and Moseley Road (Township Road 49, Section A, 45 feet wide)

Thence North 89°08'31" West, along the centerline of said Moseley Road, 1506.09 feet to a 3/4" iron pin in a 3/4" iron pipe found at an angle point therein.

Thence North 29°46'44" West, continuing along said centerline, 814.19 feet to a 3/4" iron pipe found at an angle point therein, witnessed by a 1/2" iron pipe found south 3.76 feet and east 1.83 feet therefrom.

Thence North 74°49'50" West, continuing along said centerline, 246.04 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North 74°47'57" West, continuing along said centerline, 361.03 feet to a 3/4" iron pin with cap bearing "GEAUGA CO. ENG." found at an angle point therein.

Thence South 60°20'59" West, continuing along said centerline, 356.22 feet to a 3/4" iron pin with cap bearing "GEAUGA CO. ENG." found at an angle point therein, witnessed by a 3/4" iron pipe found north 0.12 feet and east 0.03 feet therefrom.

Thence North 56°26'17" West, continuing along said centerline, 164.03 feet to a

0.849 ACRE LOT SPLIT (continued)

northwesterly corner of PPN 30-073800 as conveyed to Timothy S. Crook, recorded in Volume 1797, Page 3282, Parcel 1 of GCRD.

Thence South 4°42'48" West, along a westerly line of said Crook's land, passing through a 5/8" iron pin set at 25.69 feet, a total distance of 220.66 feet to a 5/8" iron pin set at an angle point therein.

Thence South 86°07'18" West, along a northerly line of said Crook's land, 34.91 feet to a 5/8" iron pin set at a northwesterly corner thereof.

Thence South 2°10'12" East, along a westerly line of said Crook's land, 147.00 feet to a 5/8" iron pin set at the most northerly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 2°10'12" East, continuing along said westerly line of Crook's land, 195.17 feet to a 5/8" iron pin set on the northerly line of PPN 30-095750 as conveyed to Timothy S. Crook, recorded in Volume 1797, Page 3282, Parcel 2 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 83°43'16" West, along said northerly line of Crook's land, 48.39 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence South 2°39'27" East, along the westerly line of said Crook's land, 1514.91 feet to a 5/8" iron pin set at the southwesterly corner thereof, on a northerly line of PPN 30-020700 as conveyed to Eric J. Meister and Matthew R. Meister, recorded in Volume 2085, Page 935 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 88°59'46" West, along said northerly line of Meister's land, 20.00 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

Thence North 2°39'28" West, along the westerly line of the parcel herein described, 1514.55 feet to a 5/8" iron pin set at an angle point therein, being the northwesterly corner of the parcel herein described.

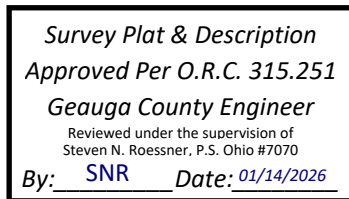
Thence North 16°48'00" East, along the northwesterly line of the parcel herein described, 210.00 feet to **The Principal Place of Beginning of this Survey** and containing 0.849 acres of land, surveyed in January of 2026 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network

0.849 ACRE LOT SPLIT (continued)

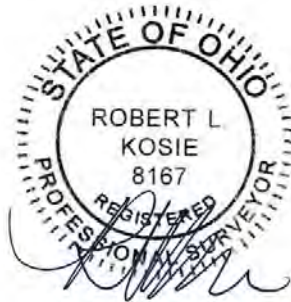
(NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to divide 0.849 acres of land from PPN 30-012940 as conveyed to Chase Crook, recorded in Volume 2172, Page 1442 of GCRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



26-011



Robert L. Kosie, Sr.,
 Ohio Certified Registered
 Professional Surveyor 8167
 Signed and Sealed on

January 8th, 2026

Exhibit "A"



9.793 COMBINED ACRE PARCEL

0.057 acres Right of Way (R/W)

Deeds of Record:

Permanent Parcel Number (PPN) 30-073800, Timothy S. Crook, Volume 1797, Page 3282, Parcel 1, PPN 30-095750, Timothy S. Crook, Volume 1797, Page 3282, Parcel 2 and PPN 30-012940, Chase Crook, Volume 2172, Page 1442.
15465 Moseley Road.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 6 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin with a 2" aluminum cap in epoxy found at the centerline intersection of Clay Street (also known as Copley Road, County Highway 37, Sections M-N) and Moseley Road (Township Road 49, Section A, 45 feet wide)

Thence North 89°08'31" West, along the centerline of said Moseley Road, 1506.09 feet to a 3/4" iron pin in a 3/4" iron pipe found at an angle point therein.

Thence North 29°46'44" West, continuing along said centerline, 814.19 feet to a 3/4" iron pipe found at an angle point therein, witnessed by a 1/2" iron pipe found south 3.76 feet and east 1.83 feet therefrom.

Thence North 74°49'50" West, continuing along said centerline, 246.04 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North 74°47'57" West, continuing along said centerline, 361.03 feet to a 3/4" iron pin with cap bearing "GEAUGA CO. ENG." found at an angle point therein.

Thence South 60°20'59" West, continuing along said centerline, 356.22 feet to a 3/4" iron pin with cap bearing "GEAUGA CO. ENG." found at an angle point therein, witnessed by a 3/4" iron pipe found north 0.12 feet and east 0.03 feet therefrom.

Thence North 56°26'17" West, continuing along said centerline, 56.97 feet to the northwesterly corner of PPN 30-095601 as conveyed to Darryl L. Fisher and Amy R. Fisher, recorded in Volume 2066, Page 3407, Parcel C of GCRD, being the northeasterly corner of

9.793 COMBINED ACRE PARCEL (continued)

the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 3°46'17" East, along the westerly line of said Fisher's land, and along a westerly line of PPN 30-035311 as conveyed to Darryl L. Fisher and Amy R. Fisher, recorded in Volume 2066, Page 3407, Parcel B, passing through a 5/8" iron pin set at 28.29 feet and passing through a 1/2" iron pipe found at 250.94 feet, a total distance of 702.68 feet to a 1/2" iron pipe found at the southwesterly corner thereof, at the northwesterly corner of PPN 30-078200 as conveyed to Sharon Luning, Richard Tamburo and Anthony Tamburo, recorded in Volume 2178, Page 2132, Parcel 1 of GCRD, at an angle point therein.

Thence South 2°01'36" East, along the westerly line of the said Sharon Luning, Richard Tamburo and Anthony Tamburo parcel, along the westerly line of PPN 30-095783 as conveyed to Sharon Luning, Richard Tamburo and Anthony Tamburo, recorded in Volume 2178, Page 2132, Parcel 2 of GCRD, 1319.75 feet to a 5/8" iron pin set at the southwesterly corner thereof, on a northerly line of PPN 30-020700 as conveyed to Eric J. Meister and Matthew R. Meister, recorded in Volume 2085, Page 935 of GCRD, being the southeasterly corner of the parcel herein described.

Thence South 88°59'46" West, along said northerly line of Meister's land, passing through a 5/8" iron pin set at 200.00 feet, a total distance of 220.00 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

Thence North 2°39'28" West, along a westerly line of the parcel herein described, 1514.55 feet to a 5/8" iron pin set at an angle point therein.

Thence North 16°48'00" East, along the northwesterly line of the parcel herein described, 210.00 feet to a 5/8" iron pin set at an angle point therein.

Thence North 2°10'12" West, along a westerly line of the parcel herein described, 147.00 feet to a 5/8" iron pin set at a northwesterly corner thereof.

Thence North 86°07'18" East, along a northerly line of the parcel herein described, 34.91 feet to a 5/8" iron pin set at an angle point therein.

Thence North 4°42'48" East, along a westerly line of the parcel herein described, passing through a 5/8" iron pin set at 194.97 feet, a total distance of 220.66 feet to a northwesterly corner thereof, on the centerline of the aforesaid Moseley Road.

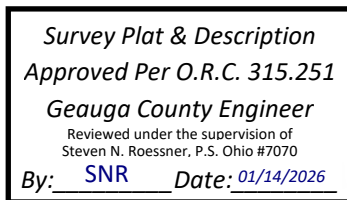
Thence South 56°26'17" East, along said centerline, a frontage distance of 107.06 feet to **The Principal Place of Beginning of this Survey** and containing 9.793 acres of land, of which, 0.057 acres of land are within the R/W of said Moseley Road, leaving 9.736 acres of land exclusive of said R/W, surveyed in January of 2026 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and

9.793 COMBINED ACRE PARCEL (continued)

Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to combine PPN 30-073800 as conveyed to Timothy S. Crook, recorded in Volume 1797, Page 3282, Parcel 1 together with PPN 30-095750 as conveyed to Timothy S. Crook, recorded in Volume 1797, Page 3282, Parcel 2 and 0.849 acres of land that was divided from PPN 30-012940 as conveyed to Chase Crook, recorded in Volume 2172, Page 1442 of GCRD. Known as being 15465 Moseley Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



26-011



Robert L. Kosie, Sr.,
 Ohio Certified Registered
 Professional Surveyor 8167
 Signed and Sealed on

January 8th, 2026

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying

 (440) **286-2131**
 11040 Madison Road
 Montville, Ohio 44064
www.dbksurveys.com 

39.162 ACRE PARCEL - REMAINDER

0.353 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 30-012940

Chase Crook

Volume 2172, Page 1442.

15445 Moseley Road.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 6 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin with a 2" aluminum cap in epoxy found at the centerline intersection of Clay Street (also known as Copley Road, County Highway 37, Sections M-N) and Moseley Road (Township Road 49, Section A, 45 feet wide)

Thence North 89°08'31" West, along the centerline of said Moseley Road, 1506.09 feet to a 3/4" iron pin in a 3/4" iron pipe found at an angle point therein.

Thence North 29°46'44" West, continuing along said centerline, 814.19 feet to a 3/4" iron pipe found at an angle point therein, witnessed by a 1/2" iron pipe found south 3.76 feet and east 1.83 feet therefrom.

Thence North 74°49'50" West, continuing along said centerline, 246.04 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North 74°47'57" West, continuing along said centerline, 361.03 feet to a 3/4" iron pin with cap bearing "GEAUGA CO. ENG." found at an angle point therein.

Thence South 60°20'59" West, continuing along said centerline, 356.22 feet to a 3/4" iron pin with cap bearing "GEAUGA CO. ENG." found at an angle point therein, witnessed by a 3/4" iron pipe found north 0.12 feet and east 0.03 feet therefrom.

Thence North 56°26'17" West, continuing along said centerline, 56.97 feet to the northwesterly corner of PPN 30-095601 as conveyed to Darryl L. Fisher and Amy R. Fisher, recorded in Volume 2066, Page 3407, Parcel C of GCRD.

39.162 ACRE PARCEL - REMAINDER (continued)

Thence North 56°26'17" West, continuing along said centerline, 107.06 feet to a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being located North 56°26'17" West, a total distance of 164.03 feet from said angle point.

Thence South 4°42'48" West, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 25.69 feet, a total distance of 220.66 feet to a 5/8" iron pin set at a southeasterly corner of the parcel herein described and an angle point therein.

Thence South 86°07'18" West, along a southerly line of the parcel herein described, 34.91 feet to a 5/8" iron pin set.

Thence South 2°10'12" East, along an easterly line of the parcel herein described, 147.00 feet to a 5/8" iron pin set at an angle point therein.

Thence South 16°48'00" West, along the southeasterly line of the parcel herein described, 210.00 feet to a 5/8" iron pin set at an angle point therein.

Thence South 2°39'28" East, along an easterly line of the parcel herein described, 1514.55 feet to a 5/8" iron pin set at a southeasterly corner thereof, on a northerly line of PPN 30-020700 as conveyed to Eric J. Meister and Matthew R. Meister, recorded in Volume 2085, Page 935 of GCRD.

Thence South 88°59'46" West, along said northerly line of Meister's land, 740.36 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found at the southwesterly corner of the parcel herein described.

Thence North 2°37'53" West, along an easterly line of said Meister's land, and along an easterly line of PPN 30-024430 as conveyed to John R. Tucker, recorded in Volume 2063, Page 1596 of GCRD, passing through a 3/4" iron pipe found at 112.56 feet, a total distance of 1984.57 feet to a 5/8" iron pin set at the southwesterly corner of PPN 30-029200, now or formerly conveyed to Shari L. Staiduhar, recorded in Volume 1853, Page 2817 of GCRD, being a northwesterly corner of the parcel herein described and referenced by a 5/8" iron pin found south 0.20 feet, west 4.81 feet, South 87°34'54" West, 4.81 feet therefrom.

Thence North 87°34'54" East, along a southerly line of said Staiduhar's land, 156.72 feet to a 5/8" iron pin with cap bearing "SKONIECZNY S-6356" found at a southeasterly corner thereof.

Thence North 2°24'09" West, along an easterly line of said Staiduhar's land, 269.49 feet to a 5/8" iron pin set at a northwesterly corner of the parcel herein described, witnessed by a 1/2" iron pipe found north 1.39 feet and west 0.12 feet therefrom.

39.162 ACRE PARCEL - REMAINDER (continued)

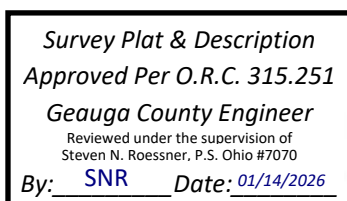
Thence North 87°40'08" East, along a southerly line of said Staiduhar's land, 161.32 feet to a 5/8" iron pin with cap bearing "SKONIECZNY S-6356" found at a southeasterly corner thereof.

Thence North 2°17'06" West, along an easterly line of said Staiduhar's land, passing through a 5/8" iron pin with cap bearing "SKONIECZNY S-6356" found at 174.28 feet, and passing through a 5/8" iron pin set at 182.52 feet, a total distance of 210.28 feet to the northeasterly corner thereof, on the centerline of the aforesaid Moseley Road, being a northwesterly corner of the parcel herein described.

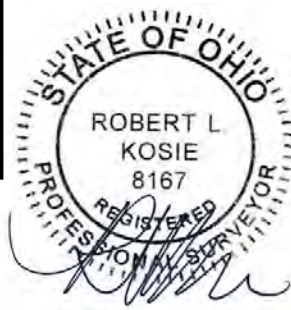
Thence South 56°26'17" East, along said centerline, a frontage distance of 685.39 feet to **The Principal Place of Beginning of this Survey** and containing 39.162 acres of land, of which, 0.353 acres of land are within the R/W of said Moseley Road, leaving 38.809 acres of land exclusive of said R/W, surveyed in January of 2026 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to describe the 39.162 acres of land remaining in PPN 30-012940 as conveyed to Chase Crook, recorded in Volume 2172, Page 1442 of GCRD, after a 0.849 acre division therefrom. Known as being 15445 Moseley Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



26-011



Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor 8167
Signed and Sealed on

January 8th, 2026